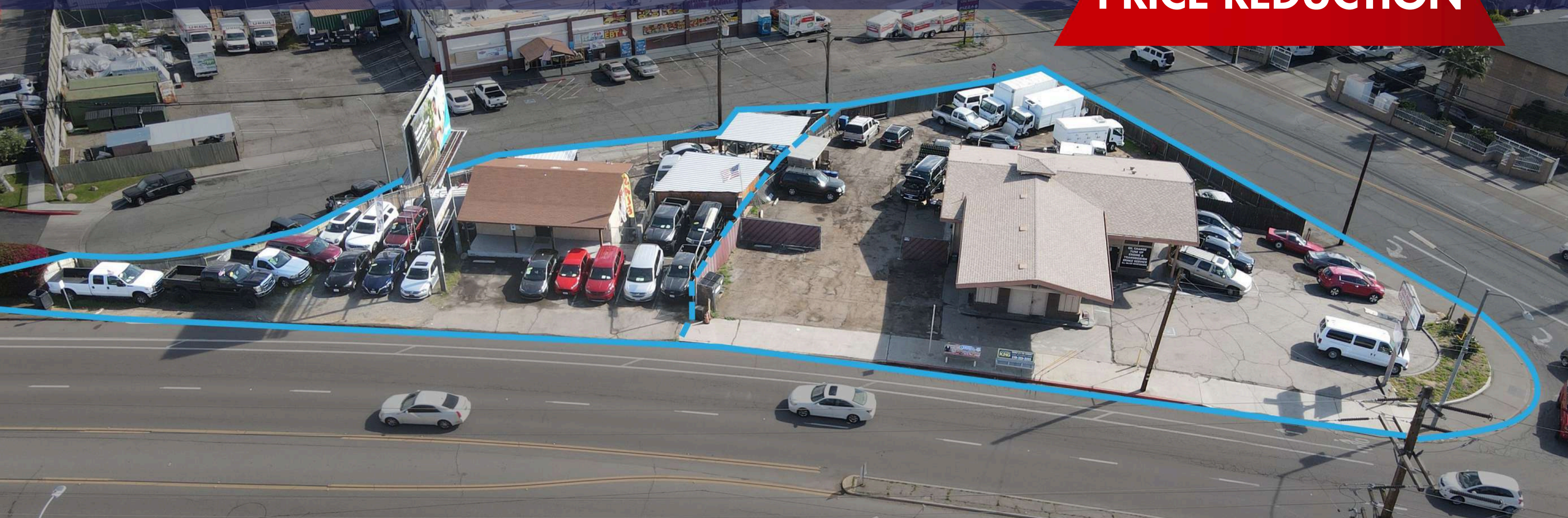


# 7921 & 7931

WINTER GARDENS BLVD  
EL CAJON, CA 92021

FOR SALE  
UNITS AVAILABLE INDIVIDUALLY

PRICE REDUCTION



SETH PITE

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INFINITY  
INVESTMENT PROPERTIES



# THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **7921 & 7931 Winter Gardens Blvd**, two adjacent parcels totaling **±25,332 SF**. Positioned on a signalized intersection with approximately **250 feet of frontage along Winter Gardens Blvd**, the property benefits from strong visibility and daily traffic exposure, making it highly suitable for a wide range of commercial uses with **additional access to both parcels along Cajon Ave**.

The site is further enhanced by a bus stop directly in front of the property serving Route 848, providing convenient access for employees and customers alike, and includes a **billboard that currently generates additional income**. This offering presents an **excellent owner-user or developer opportunity**, with flexible acquisition options and a prominent presence along one of the area's main thoroughfares. The parcels are available for purchase together or may be acquired individually.

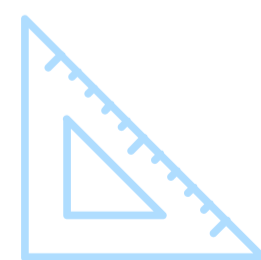
## Building SF Breakdown

±1,200 SF	±1,600 SF
7931 Winter Gardens Rd	7921 Winter Gardens Rd
Office/Retail	Auto Shop



**\$1,800,000**

*Price*



**\$71.06**

*Price/Land SF*



# 7921 Winter Gardens Blvd El Cajon, CA 92021

± 1,600 SF Building Size	2 Tenants	Office/Automotive Use
± 0.40 AC Lot Size	C36 Zoning	388-250-10-00 APN

March 2027 for Automotive Shop & 2029 for Billboard  
Lease Expirations



# 7931 Winter Gardens Blvd El Cajon, CA 92021

± 1,200 SF Building Size	2 Tenants	Retail/Automotive Use
± 0.23 AC Lot Size	C36 Zoning	388-250-09-00 APN

March 2027 for Retail Shop & 2029 For Billboard  
Lease Expirations



## Zoning

C36: The property allows for commercial use with the opportunity for **on-site residential occupancy**, offering added flexibility for an owner-user seeking a live/work setup (Buyer to Verify).

## Location

Situated at the popular intersection of Winter Gardens Blvd & Pepper Dr., a well-traveled thoroughfare, the property offers **excellent visibility and strong daily traffic exposure**. The site provides convenient access to Interstate 8, allowing efficient connectivity throughout San Diego County. The surrounding area is characterized by established retail, service, and residential uses.

## Upcoming Developments

The property sits at a busy intersection with gas stations on both corners. The adjacent corner is currently developing a second-floor to the retail center, reflecting **ongoing investment in the area** and emphasizing its commercial potential.

# DEMOGRAPHICS

1 MILE

POPULATION  
19,825

AVERAGE HH INCOME  
\$112,844

HOUSEHOLDS  
6,295

3 MILE

POPULATION  
149,765

AVREAGE HH INCOME  
\$90,443

HOUSEHOLDS  
50,520



# NEARBY AMENITIES



7921 & 7931 Winter Gardens Blvd



N 2nd St

Pepper Dr

Winter Gardens Blvd





# INFINITY

INVESTMENT PROPERTIES



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